PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52787
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William R. Ellis Gina M. Ellis 218 Bonnalynn Drive Hermitage, TN 37076	SAME

TAX MAP-PARCEL NUMBERS: 07416006800

BILL GARRETT, Davidson County
Trans:T20130065581 DEEDWARR
Recvd: 07/31/13 15:18 2 pgs
Fees:13.00 Taxes:410.70
20130731-0079928

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$111,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary D. Pomeroy, Executor of the Estate of Shirley Grace Blunkall**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William R. Ellis and spouse, Gina M. Ellis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, page 1, Register's Office for said County. Said Lot No. 417 fronts 78.71 feet on the southerly margin of Bonnabrook Drive and extends back 199.42 feet on the westerly line and 173.16 feet on the easterly line to a dead line in the rear, measuring 82.95 feet thereon.

Being the same property conveyed to Nathan H. Blunkall and wife, Shirley G. Blunkall by Warranty Deed from Jerry R. Moore and wife, Neldia L. Moore, dated December 29,1972 and recorded on January 3, 1973, of record in Book 4669, page 553, Register's Office for Davidson County, Tennessee. The said Nathan H. Blunkall and Shirley H. Blunkall have since died, with Nathan H. Blunkall predeceasing Shirley G. Blunkall. The Last Will and Testament of Shirley Grace Blunkall of record in Docket No. 13P870, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, appointed Gary D. Pomeroy as Executor, with full power to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 1, said Register's Office.

This is improved property, known as: 215 Bonnabrook Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2013.

Gary D. Pomeroy, Executor of the Estate of Shirley Grace Blunkall

State of TENNESSEE
County of DAVIDSON

On this 30th day of July, 2013 , before me the undersigned authority, personally appeared **Gary D. Pomeroy, Executor of the Estate of Shirley Grace Blunkall**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $111,000.00

Affiant

Sworn and subscribed before me this the 30th day of July, 2013

My Commission Expires: 9/8/2013

Notary Public

DEBORAH H. BEEBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.